



# National Brownfields Assessment Pilot

## *Fayetteville, NC*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

**EPA's** Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### OVERVIEW

EPA has selected the City of Fayetteville as a Brownfields Pilot. Downtown Fayetteville has been in decline since the 1970s, when businesses, manufacturers, and other facilities closed or relocated to outlying areas. More than half of the downtown retail space is presently unoccupied. Environmental contamination has been identified at three downtown sites, and more contaminated areas may be identified during the pilot program. By 1996, 52 percent of the residents of downtown Fayetteville had a standard of living below the poverty level. The unemployment rate is 16 percent.

Cumberland County, which includes Fayetteville, is the only county in the state that is a federally-designated Urban-Distressed Community. Urban redevelopment strategies are being led by a comprehensive vision that identifies the need for public/private partnerships with significant emphasis on brownfields. Three areas in downtown Fayetteville will be targeted in the pilot.

### PILOT SNAPSHOT



*Fayetteville, North Carolina*

**Date of Award:**  
April 1997

**Amount:** \$200,000

**Site Profile:** The pilot will address three areas in downtown Fayetteville, composed of mixed residential, commercial, and retail properties.

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Visit the EPA Brownfields Website at:  
<http://www.epa.gov/brownfields>

## OBJECTIVES

Fayetteville's goals are to assess and manage environmental issues related to redevelopment in three targeted areas and inventory brownfields in the downtown area. The city has developed numerous partnerships, including Cumberland County, Fort Bragg, and Fayetteville State University, to identify redevelopment opportunities, including brownfields, that will help to restore over 3,000 downtown acres to residential, recreational, educational, business, and industrial use. The objectives of the pilot are to conduct site assessments, conduct feasibility studies at three sites, develop cleanup and reuse models, and increase community involvement.

## ACTIVITIES

Activities planned as part of this pilot include:

- Conducting Phase I environmental site assessments in the redevelopment target areas;
- Conducting Phase II site investigations to define the nature and extent of contamination at selected sites;
- Conducting feasibility studies for three sites to evaluate approaches for site cleanup and redevelopment;
- Developing cleanup and reuse models most suitable to the community; and
- Increasing community involvement and public participation in redevelopment planning.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.